



GOODMANREALESTATE.COM
216.381.8200

DULUTH I-77 OUTLOTS AT BELDEN VILLAGE

Canton, Ohio

OUTLOTS ANCHORED BY DULUTH TRADING CO WITH HIGHWAY SIGNAGE



HIGHLIGHTS

- NOW OPEN: **DULUTH TRADING CO.**
- This is one of only four Duluth locations in the state of Ohio, drawing customers from a 50 mile radius
- 50-foot-tall highway sign and 30-foot-tall street sign available for outlots with excellent visibility to Interstate 77
- Located in the super-regional 581,000-person Belden Village trade area
- Located directly across the street from The Venue at Belden, anchored by Earth Fare, Stein Mart, HomeGoods, TJMaxx (opening spring 2020), Talbots, Kirkland's, and Fat Heads Brewery, and directly across the highway from Belden

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2021 Projection	52,082	151,793	240,976
2016 Estimate	51,985	153,027	242,949
INCOME	3 MILE	5 MILE	7 MILE
2016 Average	\$74,415	\$66,983	\$63,522
2016 Median	\$52,964	\$48,514	\$46,833
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2016 Employees	50,605	91,301	133,549

LEASING INFORMATION

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CLEVELAND THE OFFICES AT LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS CORPORATE HILL II, SUITE 108
100 W. OLD WILSON BRIDGE ROAD
COLUMBUS, OH 43085

RANDY GOODMAN

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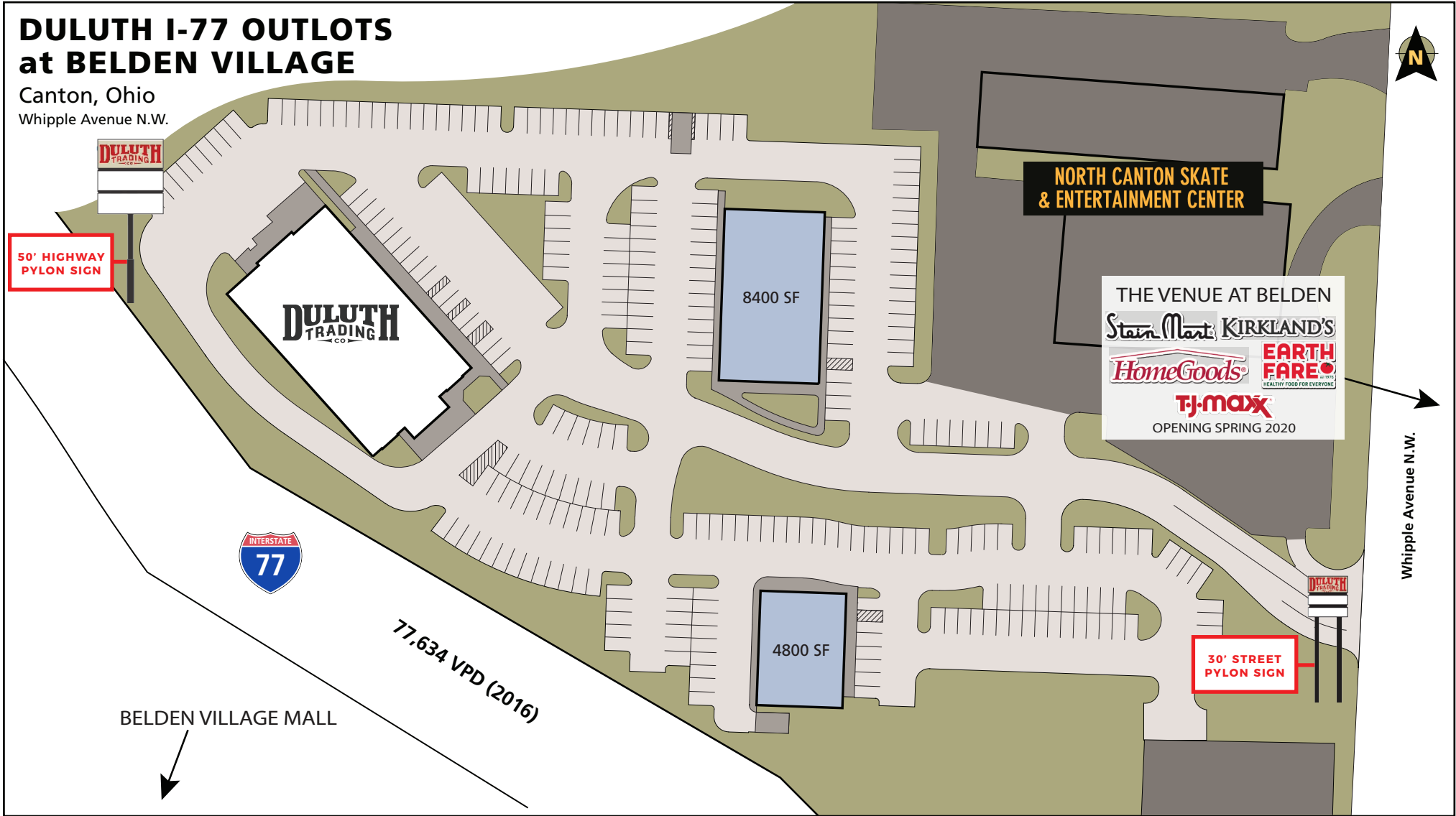
DULUTH I-77 OUTLOTS

Canton, Ohio



DULUTH I-77 OUTLOTS at BELDEN VILLAGE

Canton, Ohio
Whipple Avenue N.W.



Goodman Real Estate Services Group LLC
Legacy Village
25333 Cedar Road, Suite 305
Lyndhurst, Ohio 44124
Tel: (216) 381-8200 Fax: (216) 381-8211

For Leasing Information

Please call **(216) 381-8200**
or visit goodmanrealestate.com

Owned by:



Key

- Available
- Leased
- Not Part

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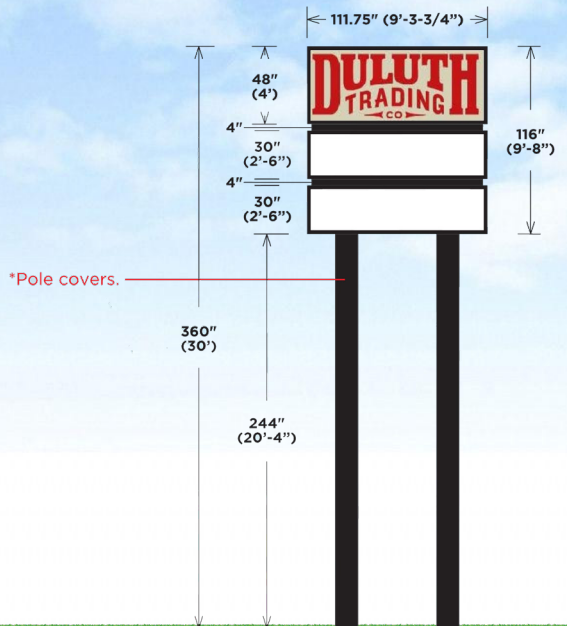
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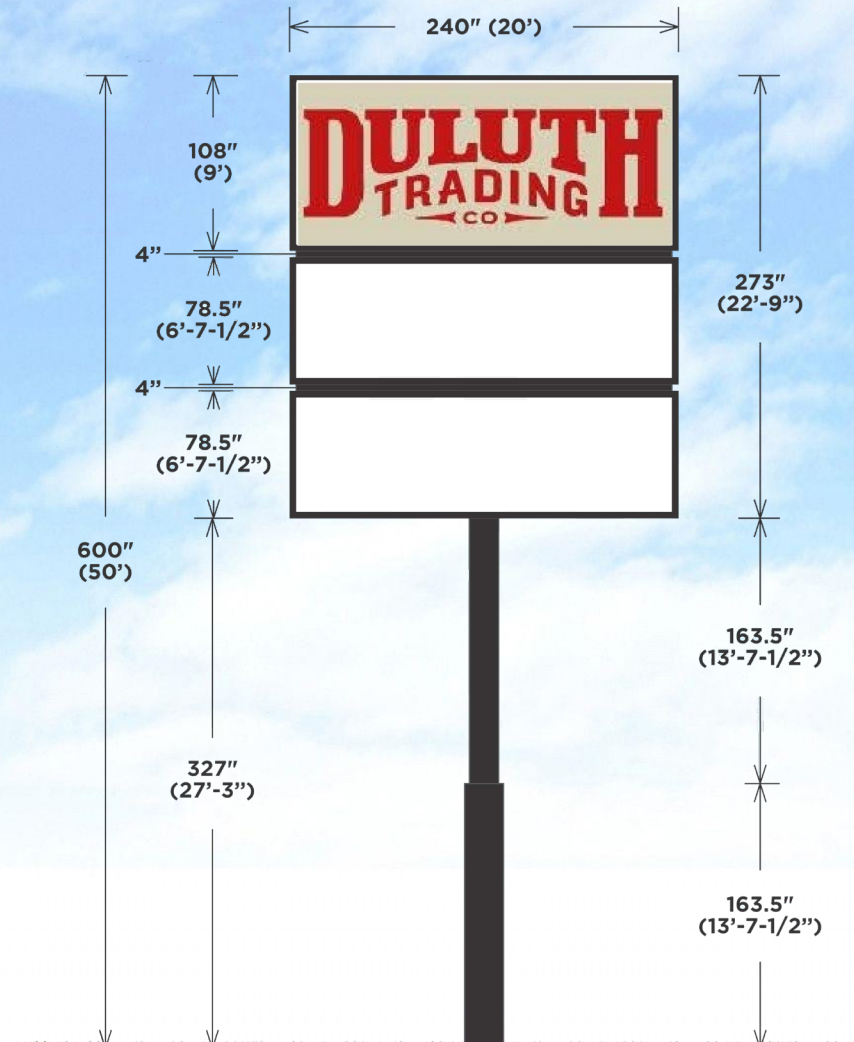
Canton, Ohio

30' STREET PYLON SIGN



50' HIGHWAY PYLON SIGN

New LED internally illuminated double-sided pole sign with translucent flexface tenant panels.





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Canton, Ohio

THE VENUE AT BELDEN



BELDEN VILLAGE TRADE ANCHORS



**LOT 1
UP TO 8,400 SF
BUILDABLE**

**LOT 2
UP TO 4,800 SF
BUILDABLE**

